

MARSHA S. MCLAUGHLIN, * BEFORE THE
DIRECTOR, DEPARTMENT OF * PLANNING BOARD OF
PLANNING AND ZONING * HOWARD COUNTY, MARYLAND
ZRA 96 *

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MOTION: *To recommend approval of ZRA 96 in accordance with the Department of Planning and Zoning recommendation, with recommended revisions to provide clarification for consistency between the Zoning Regulations and the Subdivision and Land Development Regulations.*

ACTION: *Recommended Approval; Vote 5 to 0.*

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At a public meeting on February 28, 2008 and work sessions on April 3, 2008, April 15, 2008, and May 5, 2008 the Planning Board of Howard County, Maryland, considered the petition of Marsha S. McLaughlin, Director, Department of Planning and Zoning for amendments to the Zoning Regulations to amend Section 108.D of the R-20 District bulk regulations and Section 109.D. of the R-12 District bulk regulations to establish new special bulk requirements for density and for minimum lot size that would be applicable to Neighborhood Infill Subdivisions and Neighborhood Infill Resubdivisions.

The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the comments of reviewing agencies, were presented to the Board for its consideration. The Department of Planning and Zoning recommended approval of the petition based on findings that the proposed amendments are in harmony with Community Conservation and Enhancement Policy No. 5.7 to "Ensure infill development will be compatible with existing neighborhoods."

During the public meeting on February 28, 2008, there were several comments about ZRA 96 and its relation to the broader proposed amendments to the Subdivision and Land Development Regulations. Such comments included that the amendments go beyond what was recommended by the Infill Task Force; that the 20,000 square foot minimum lot size may not be appropriate for smaller infill lots; that the 20,000 square foot minimum is quite important in some neighborhoods; that there should be a more comprehensive method of addressing infill issues in the R-20 and R-12 Districts; and that the proposed minimum lot sizes may be inequitable and could de-value properties.


The Planning Board does not have any substantive issues with ZRA 96 because its comments principally concern the proposed amendments to the Subdivision and Land Development Regulations with which it is associated. However, the Board finds that it should be made more clear in the Zoning Regulations, in the standard minimum lot size requirements in both the R-20 District and the R-12 District, that in the


Subdivision and Land Development Regulations Section 16.121(a) there are lower optional lot sizes for R-20 and R-12 properties that are possible if increased open space is provided. The Planning Board recommends revisions to ZRA 96 to provide this clarification, and the recommended revised text is provided as an attachment to this Recommendation.

Mr. Rosenbaum moved to accept ZRA 96 as discussed in the worksession and Ms. Dombrowski seconded the motion.

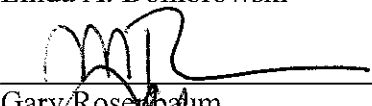
For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 5th day of June, 2008, recommends that ZRA 96, as described above, be APPROVED, with the recommended revisions attached to this Recommendation.

HOWARD COUNTY PLANNING BOARD


Tammy J. Citarmanis, Chairman


David Grabowski, Vice-Chair


Linda A. Dombrowski


Gary Rosenbaum


Ramsey Alexander Jr.

ATTEST:


Marsha S. McLaughlin, Executive Secretary

Recommended Revisions to Section 108.D.2. and Create New Section 108.F.

D. Bulk Regulations

(Also see Section 128.A, Supplementary Bulk Regulations.)

1. The following maximum height limitations shall apply:
 - a. Principal structure 34 feet
 - b. Accessory structure 15 feet
2. Minimum lot size (except IF LOTS ARE CLUSTERED USING OPTIONAL LOT SIZES WITH MANDATORY OPEN SPACE as provided in Section 108.E of these regulations AND SECTION 16.121(A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS for mandatory open space)20,000 sq. ft.

F. SPECIAL REQUIREMENTS FOR NEIGHBORHOOD INFILL SUBDIVISIONS OR RESUBDIVISIONS:

1. DENSITY..... 2 DWELLING UNITS PER NET ACRE
2. MINIMUM LOT SIZE..... 20,000 SQUARE FEET

Recommended Revisions to Section 109.D.2. and Create New Section 109.F.

D. Bulk Regulations

(Also see Section 128.A, Supplementary Bulk Regulations.)

1. The following maximum height limitations shall apply:
 - a. Principal structure 34 feet
 - b. Accessory structure 15 feet
2. Minimum lot size (except IF LOTS ARE CLUSTERED USING OPTIONAL LOT SIZES WITH MANDATORY OPEN SPACE as provided in Section 109.E of these regulations AND SECTION 16.121(A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS for mandatory open space)12,000 sq. ft.

F. SPECIAL REQUIREMENTS FOR NEIGHBORHOOD INFILL SUBDIVISIONS OR RESUBDIVISIONS:

1. DENSITY..... 3 DWELLING UNITS PER NET ACRE
2. MINIMUM LOT SIZE..... 12,000 SQUARE FEET